

Charming villa in Canyamel with rental license for 6 people, garage, walking distance to the sea and wonderful privacy.



general:

object number external:	KPNO801	as from:	19.11.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1995
place:	07589 Canyamel/ Capdepera	living space:	165,00 m²
Total size of site:	688,00 m²	Number of Rooms:	4,0
Number of bedrooms:	3,0	Number of bathrooms:	2,0
Number of sep. bathrooms:	1,0	number of parking spaces:	1,0
Condition:	groomed		

prices:

parking garage:	0,00 €	purchase price:	790.000,00 €
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energy certificate:

beaconing:	oil
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contact person:

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Infrastructure:

Description:

Charming villa in Canyamel with rental license for 6 people, garage, walking distance to the sea and wonderful privacy.

After getting up, the terracotta-tiled sun terrace is inviting, where the pool shimmers enticingly turquoise in the morning light. There is a small lawn right by the pool, where a palm tree creates a pleasant atmosphere. A covered table in the shade offers plenty of space to enjoy meals in a relaxed atmosphere. There is also a cozy chill-out corner with a sofa, where you can regulate the intensity of the sun with a parasol if required.

The villa impresses with its modern design, which is predominantly kept in a timeless white. From the terrace, you enter a spacious living area, which is structured by a long, rustic wooden table on one side and the living area on the other. Here, a sofa with a reclining area and two comfortable armchairs invite you to enjoy the crackling fire in the fireplace or the programs on the flat-screen TV, which are received via satellite and are available in German or English. Directly adjoining this open-plan area is a spacious kitchen.

In the opposite wing of the villa there is a bathroom with bathtub and three bedrooms: one with two single beds, one with a double bed, and the third bedroom even has its own bathroom with bathtub. All bedrooms are equipped with ceiling fans to keep you cool on warm summer nights. There is also a hallway on the first floor with a guest toilet and a staircase leading to the upper floor. From there you can access the roof terrace, where you can enjoy a wonderful sea view.

Location:

The villa is located just 200 meters from the coast with the small bays of Cala Auberdans and Cala Rotja with the restaurant of the same name, surrounded by lush Mediterranean vegetation.

The small village of Canyamel with its large sandy beach is easily accessible by car. Artà is approx. 10 km away and, like Capdepera, invites you to stroll around in a historic setting, while Cala Ratjada offers restaurants and bars right by the sea. The Roca Viva and Golf Canyamel golf courses are less than 10 minutes away by car, as is the Cap Vermell Country Club sports center.

Equipment description:

- City electricity
- City water
- oil central heating
- fireplace
- fully furnished
- ETV license for 6 persons
- garage
- Decalcification system
- roof terrace with sea view
- fruit trees
- Fly screens

images







